BILL GARRETT, Davidson County
Trans:T20100015669 DEEDQC
Recvd: 03/17/10 14:09 2 pgs
Fees:12.00 Taxes:0.00
20100317-0020096

THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION

Address New Owner:	Send Tax Bills To:	Map and Parcel:
FRANK B FOX P.O. BOX 528 GOODLETTSVILLE, TN 37070	SAME	02609003900

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Fox Debt Liquidation Service, Inc., hereinafter referred to as the "GRANTOR" and Frank B Fox, Suzanne M Fox, and Alice B Fox, as tenants with right of survivorship, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTOR has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

BEING A PARCEL OF LAND LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF PARCEL 39 OF TAX MAP 26-9 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF TWO MILE PARKWAY AND THE CENTERLINE OF MOSS TRAIL ROAD.
THENCE, SOUTH 83 DEG. 18 MIN. 01 SEC. WEST, A DISTANCE OF 448.98 FEET TO AN IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING;
THENCE, SOUTH 04 DEG. 05 MIN. 00 SEC. WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD;
THENCE, NORTH 85 DEG. 55 MIN. 00 SEC. WEST, A DISTANCE OF 40.00 FEET TO AN IRON ROD;
THENCE, NORTH 04 DEG. 05 MIN. 00 SEC. EAST, A DISTANCE OF 115.00 FEET TO AN IRON ROD;
THENCE, SOUTH 85 DEG. 55 MIN. 00 SEC. EAST, A DISTANCE OF 40.00 FEET TO AN IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING.
CONTAINING 4600 SQUARE FEET (0.10 ACRES) AS SHOWN ON A SURVEY TITLED "GOODLETTSVILLE LEASE CONVERSION" BY GARY C. CLARK, LICENSE NO. 1329 DATED 10-30-00.

BEING A PORTION OF THE PROPERTY CONVEYED TO FOX LIQUIDATION SERVICE, INC. OF RECORD IN WARRANTY DEED BOOK 1424, PG. 120-121, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 20.00 FOOT INGRESS & EGRESS AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF TWO MILE PARKWAY AND THE CENTERLINE OF MOSS TRAIL ROAD.
THENCE, SOUTH 83 DEG. 18 MIN. 01 SEC. WEST, A DISTANCE OF 448.98 FEET TO AN IRON ROD;
THENCE, SOUTH 04 DEG. 05 MIN. 00 SEC. WEST, A DISTANCE OF 10.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, SOUTH 85 DEG. 55 MIN. 00 SEC. EAST, A DISTANCE OF 300.00 FEET TO A POINT, SAID POINT BEING A POINT ON THE WESTERN RIGHT OF WAY LINE OF MOSS TRIAL ROAD AND ALSO BEING THE POINT OF TERMINUS OF THE 20.00 FOOT INGRESS & EGRESS AND UTILITY EASEMENT.

AS SHOWN ON A SURVEY TITLED "GOODLETTSVILLE LEASE CONVERSION SURVEY" BY CARY C. CLARK, LICENSE NO. 1329 DATED 11-14-00.

BEING A PORTION OF THE PROPERTY CONVEYED TO FOX LIQUIDATION SERVICE, INC. OF RECORD IN WARRANTY DEED BOOKS 4390, PAGE 516, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 456 MOSS TRAIL, GOODLETTSVILLE, TENNESSEE 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this the 13 day of MARCH, 2010.

Alice B. Fox

SELLER: FOX DEBT LIQUIDATION SERVICE, INC.
BY: ALICE B FOX
ITS: PRESIDENT

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 13th day of MARCH, 2010, within my jurisdiction, the within named **ALICE B FOX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **PRESIDENT** of Fox Debt Liquidation Service, Inc, the within named bargainor, a corporation, and as its act and deed in its said representative capacity she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

NOTARY PUBLIC

JOANN BRADWELL
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

MY COMMISSION EXPIRES: 1-25-11

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Alice B. Fox

AFFIANT

Subscribed and sworn to before me this 13 day of MARCH, 2010.

NOTARY PUBLIC

JOANN BRADWELL
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

MY COMMISSION EXPIRES: 1-25-11